

AN ORDINANCE ADOPTING THE 2013 CALIFORNIA BUILDING CODE AS VOLUME IA, THE 2013 CALIFORNIA RESIDENTIAL CODE AS VOLUME IB, THE 2013 CALIFORNIA PLUMBING CODE AS VOLUME II, THE 2013 CALIFORNIA MECHANICAL CODE AS VOLUME III, THE 2013 CALIFORNIA ELECTRICAL CODE AS VOLUME IV, THE 1997 UNIFORM HOUSING CODE AS VOLUME V, THE 2013 CALIFORNIA FIRE CODE AS VOLUME VI, THE GLENDALE SECURITY CODE AS VOLUME VII AND THE GLENDALE COMMERCIAL, INDUSTRIAL PROPERTY MAINTENANCE CODE AS VOLUME VIII AND THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE AS VOLUME IX ALL OF WHICH COMPRISE THE BUILDING AND SAFETY CODE OF THE CITY OF GLENDALE, 2014.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE:

SECTION INT-1. The City of Glendale hereby adopts a Building and Safety Code of the City of Glendale, 2014, hereinafter designated as the "Glendale Building and Safety Code, 2014."

SECTION INT-2. Volume IA. Building Standards.

The City of Glendale hereby adopts the 2013 California Building Code as Volume IA of the Glendale Building and Safety Code, 2014. Except as otherwise provided herein, or as later amended, Volume IA of the Glendale Building and Safety Code, 2014, shall be as published in the California Building Code Volumes 1 and 2, 2013 edition, and as copyrighted in 2012 by the International Code Council, Inc. and the California Building Standards Commission, California Code of Regulations, Title 24, Part 2, Volumes 1 and 2, including all of its tables, indices, appendices, addenda and footnotes. Volume 1A of the Glendale Building and Safety Code, 2014, shall include Appendix Chapter A1 of the California Existing Building Code, 2013 edition, published and copyrighted in 2012 by the International Code Council, Inc. and the California Building Standards Commission, California Code of Regulations, Title 24, Part 10, regarding seismic strengthening

provisions for unreinforced masonry bearing wall buildings and the Historic Building Code, 2013 edition, published and copyrighted in 2012 by the California Building Standards Commission, California Code of Regulations, Title 24 Part 8. Said California Building Code, California Existing Building Code and California Historic Building Code are hereby referred to and by such references are incorporated herein as if fully set forth.

SECTION INT-3. Volume IB. Residential Standards.

The City of Glendale hereby adopts the 2013 California Residential Code as Volume IB of the Glendale Building and Safety Code, 2014. Except as otherwise provided herein, or as later amended, Volume IB of the Glendale Building and Safety Code, 2014, shall be as published in the California Residential Code, 2013 edition, and as copyrighted in 2012 by the International Code Council, Inc. and the California Building Standards Commission, California Code of Regulations, Title 24, Part 2.5, including all of its tables, indices, appendices, addenda and footnotes. Said California Residential Code is hereby referred to and by such reference is incorporated herein as if fully set forth.

SECTION INT-4. Volume II. Plumbing Standards.

The City of Glendale hereby adopts the 2013 California Plumbing Code as Volume II of the Glendale Building and Safety Code, 2014. Except as otherwise provided herein, or as later amended, Volume II of the Glendale Building and Safety Code, 2014, shall be as published in the California Plumbing Code 2013 edition, and as copyrighted in 2012 by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission, California Code of Regulations, Title 24, Part 5, including all of its tables, indices, appendices, addenda and footnotes Said California

Plumbing Code is hereby referred to and by such reference is incorporated herein as if fully set forth.

SECTION INT-5. Volume III. Mechanical Standards.

The City of Glendale hereby adopts the 2013 California Mechanical Code as Volume III of the Glendale Building and Safety Code, 2014. Except as otherwise provided herein, or as later amended, Volume III of the Glendale Building and Safety Code, 2014, shall be as published in the California Mechanical Code, 2013 edition, and as copyrighted in 2012 by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission, California Code of Regulations, Title 24, Part 4, including all of its tables, indices, appendices, addenda and footnotes. Said California Mechanical Code is hereby referred to and by such reference is incorporated herein as if fully set forth.

SECTION INT-6. Volume IV. Electrical Standards.

The City of Glendale hereby adopts the 2013 California Electrical Code as Volume IV of the Glendale Building and Safety Code, 2014. Except as otherwise provided herein, or as later amended, Volume IV of the Glendale Building and Safety Code, 2014, shall be as published in the California Electrical Code, 2013 edition, and as copyrighted in 2011 to the National Fire Protection Association, Inc. and the California Building Standards Commission, California Code of Regulations, Title 24, Part 3, including all of its tables, indices, appendices, addenda, annexes and footnotes. Said California Electrical Code is hereby referred to and by such reference is incorporated herein as if fully set forth.

SECTION INT-7. Volume V. Housing Standards.

The City of Glendale hereby re-adopts the 1997 Uniform Housing Code as Volume V of the Glendale Building and Safety Code, 2014. Except as otherwise provided herein, or as later amended, Volume V of the Glendale Building and Safety Code, 2014, shall be as published in the Uniform Housing Code, 1997 edition, and as copyrighted in 1997 by the International Conference of Building Officials, including all of its tables, indices, appendices, addenda and footnotes. Said Uniform Housing Code is hereby referred to and by such reference is incorporated herein as if fully set forth.

SECTION INT-8. Volume VI. Fire Safety Standards.

The City of Glendale hereby adopts the 2013 California Fire Code as Volume VI of the Glendale Building and Safety Code, 2014. Except as otherwise provided herein, or as later amended, Volume VI of the Glendale Building and Safety Code, 2014, shall be as published in the California Fire Code, 2013 edition, and as copyrighted in 2012 by the International Code Council, Inc. and the California Building Standards Commission, California Code of Regulations, Title 24, Part 9, including all of its tables, indices, appendices, addenda and footnotes. Said California Fire Code is hereby referred to and by such reference is incorporated herein as if fully set forth.

SECTION INT-9. Volume VII. Security Standards.

Except as otherwise provided herein or as later amended, Volume VII of the Glendale Building and Safety Code, 2014 is hereby re-adopted as the Glendale Security Code, as previously adopted by Ordinance 5581.

SECTION INT-10. Volume VIII. Commercial and Industrial Property Maintenance Standards.

Except as otherwise provided herein or as later amended, Volume VIII of the Glendale Building and Safety Code, 2014 is hereby re-adopted as the Commercial and Industrial Property Maintenance Code, as previously adopted by Ordinance 5581.

SECTION INT-11. Volume IX. Green Building Standards.

The City of Glendale hereby adopts the 2010 California Green Building Standards Code as Volume IX of the Glendale Building and Safety Code, 2014. Except as otherwise provided herein, or as later amended, Volume IX of the Glendale Building and Safety Code, 2014, shall be as published in the California Green Building Standards Code, 2013 edition, and as copyrighted in 2012 by the California Building Standards Commission, California Code of Regulations, Title 24, Part 11, including all of its tables, indices, appendices, addenda and footnotes. Said California Green Building Standards Code is hereby referred to and by such reference is incorporated herein as if fully set forth. The voluntary provisions in Appendix Chapter A-4 and Chapter A-5 are not adopted as mandatory compliance features at this time.

SECTION INT-12. Effect of Code on Past Actions and Obligations. The adoption of the Glendale Building and Safety Code, 2014, does not affect any civil lawsuit instituted or filed or prosecutions for ordinance violations committed on or prior to the effective date of said Code, does not waive any fee or penalty due and unpaid prior to the effective date of said Code, and does not affect the validity of any bond or cash deposit posted, filed or deposited pursuant to the requirements of any ordinance.

SECTION INT-13. References to Prior Code. Unless superseded and expressly repealed, references in City forms, documents and regulations to the chapters and sections of the former Glendale Building and Safety Code, 2011, shall be construed to apply to the corresponding provisions contained within the Glendale Building and Safety Code, 2014. Ordinance No. 5714 of the City of Glendale and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

SECTION INT-14. Penalty. Unless otherwise provided in said Code, any person violating any provision of the Glendale Building and Safety Code, 2014, shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine not exceeding one thousand dollars, or by imprisonment in the City jail or the County jail of the County of Los Angeles for a term not exceeding six months, or both such fine and imprisonment.

SECTION INT-15. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid by a court of competent jurisdiction, that invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision of application, and to this end the provisions of this Ordinance are severable.

SECTION INT-16. Effective Date, Exceptions. This ordinance becomes effective and shall be in full force on January 1, 2014; provided, however that where complete plans for buildings have been filed and are pending for building permits prior to the effective date of this Ordinance, permits may be issued, and the applicant may proceed with the construction in strict compliance with former Building and Safety Code, 2011, provided however physical construction is started within one hundred eighty (180)

days from the date of issuance of the permit and continued to completion according to said former Building and Safety Code, 2011.

SECTION INT-17. Four-Fifths Vote. The City Clerk shall certify to the passage of this Ordinance by a vote of four-fifths (4/5^{ths}) of the members of the Council of the City of Glendale and shall cause a summary of the same to be published once in the official newspaper of said City.

VOLUME IA. BUILDING STANDARDS

SECTION IA-1. Volume IA of the Glendale Building and Safety Code, 2014, is amended as hereinafter provided.

SECTION IA-2. Chapter 1 Division II Section [A] 101.2 of Volume IA of the Glendale Building and Safety Code, 2014, is hereby amended to read as follows:

[A] 101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the California Residential Code as adopted and amended as Volume IB of the Glendale Building and Safety Code.

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

SECTION IA-3. Chapter 1 Division II Section [A] 104.10.2 of Volume IA of the Glendale Building and Safety Code, 2014, is hereby added to read as follows:

[A] 104.10.2 Fire code official concurrence. For those cases which may affect fire or life safety, the building official shall obtain the concurrence of the fire code official.

SECTION IA-4. Chapter 1 Division II Section [A] 104.11.5 of Volume IA of the Glendale Building and Safety Code, 2014, is hereby added to read as follows:

[A] 104.11.5 Fire code official concurrence. For those cases which may affect fire or life safety, the building official shall obtain the concurrence of the fire code official.

SECTION IA-5. Chapter 1 Division II Section [A] 105.1 of Volume IA of the Glendale Building and Safety Code, 2014, is hereby amended to read as follows:

[A] 105.1 Permit Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Parking lots shall not be paved, improved, striped, or restriped unless a separate permit for each parking lot has first been obtained from the building official.

Exception: A separate permit shall not be required to pave, improve, stripe, or restripe a parking lot when such work is included in the scope of another project for which a building permit has been issued and when the design of such parking lot was included in the plan check review of such project.

SECTION IA-6. Chapter 1 Division II Section [A] 105.2 of Volume IA of the Glendale Building and Safety Code, 2014, is hereby amended to read as follows:

[A] 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in

violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).
2. Fences, pilasters, free-standing and retaining walls not over 18 inches (457 mm) high measured from the lowest adjacent grade to the top of fence, wall or pilaster, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
3. Oil derricks.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18925 L) and the ratio of height to diameter or width does not exceed 2:1.
5. Platforms, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18925 L) and are installed entirely above ground.

15.11. Address Numbers, Identifying Data, and Illumination. The following standards shall apply to lighting, address identification and parking areas:

1. The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six (6) inches (153mm) in height and be of a color contrasting to the background. In addition, any business which affords vehicular access to the rear through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building. (See also Volume VI Section 505.1)
2. All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one (1) footcandle (10.796 lux) of light. All exterior bulbs shall be protected by weather and vandalism-resistant covers.
3. Parking structures, open parking lots and access thereto, providing more than ten parking spaces and for use by the general public, shall be provided with a maintained minimum of one (1) footcandle (10.769 lux) of light on the parking surface from dusk until the termination of business every operating day.

16. Performance Testing.

16.1. Responsibility of Owner. It shall be the responsibility of the owner or his or designated agent, of a building or structure falling within the provisions of this Volume, to provide the enforcing authority with a written specification performance test report indicating that the materials utilized meet the minimum requirements.

16.2. Proof of Compliance. Whenever there is sufficient evidence of compliance with the provisions of this Volume or evidence that any material or any construction does not conform to the requirements of this Volume, or in order to substantiate claims for alternate materials or methods of construction, the enforcing authority may require tests as proof of compliance to be made at the expense of the owner or his agent by any agency which is approved by the enforcing authority.

16.3. Verification. Specimens shall be representative, and the construction shall be verified by assembly drawings and bill of materials. Two complete sets of manufacturer or fabricator installation instructions and full-size or accurate scale templates for all items and hardware shall be included.

16.4. Testing Methods. The enforcing authority shall establish and adopt testing methods which shall substantially meet the minimum standards in the most recent edition of the California Building Code.

VOLUME VIII.

COMMERCIAL AND INDUSTRIAL PROPERTY MAINTENANCE CODE

SECTION VIII-1. Volume VIII of the Glendale Building and Safety Code,

2014, is hereby adopted to read as follows:

10. PURPOSE. The Council of the City of Glendale has determined that the economic vitality of the City is directly impacted by the visual character and physical condition of its commercial and industrial neighborhoods. It is the purpose of this code to provide minimum standards for maintenance of properties in these districts, improve community appearance, and to protect the public health, safety and welfare of individuals who live, work, shop and/or operate business within and surrounding these districts.

The goals of this code are to promote an attractive business community that will help serve the economic and social interests of the City, to enhance the value of all commercial and industrial property and promote the overall economic development within the City by preventing commercial and industrial properties from becoming blighted resulting in diminution in the enjoyment, use, and property values of properties in and around the commercial and industrial areas. In adopting this code, it is the Council's intention to set forth maintenance standards for commercial and industrial properties.

20. SCOPE. The standards set forth in this code shall apply to all lots and parcels in all commercial and industrial zoning districts, as defined in Title 30 of the Glendale Municipal Code, 1995 ("GMC") and all structures located on such real property.

30. DEFINITIONS. For the purpose of this code, the following words and phrases shall have the following meanings:

"COMMERCIAL LANDSCAPING AREAS" shall be as defined by Title 30 of the GMC or as a "condition of approval" of a discretionary action in any commercial, commercial/industrial or industrial zone.

"VISUALLY OPAQUE" shall mean material that does not allow the viewing of images through it.

40. AUTHORIZATION. The building official or his or her designee(s) is authorized and directed to enforce the provisions of this code. For such purposes the building official shall have the powers of a law enforcement officer. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions.

50. MAINTENANCE OF PROPERTY, GENERALLY. All property, buildings and structures or portions thereof shall be maintained in clean, and neat condition, in good repair and free of graffiti.

It is unlawful and deemed a public nuisance for any person owning, leasing, occupying or managing any commercial, commercial/industrial or industrial zoned property to maintain property contrary to this code.

60. SUBSTANDARD PROPERTY. Any building, structure or portion thereof which is determined to be an unsafe building in accordance with Chapter 1 Division II Section 116, Volume IA, Glendale Building and Safety Code, 2014; or any building or portion thereof, or the premises on which the same is located, in which there exists any of the following listed conditions shall be deemed and hereby is declared to be a substandard building and a violation of this code:

1. Any building, structure or portion thereof that is dilapidated, dangerous, abandoned, partially destroyed, or unsafe as defined in the Glendale Building and Safety Code, 2014, resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood old age or neglect, inadequate exits, human or mechanical damage, or improper occupancy;
2. Any building, structure or portions thereof on which the condition of the paint has become so deteriorated as to permit decay, excessive checking, cracking, peeling, chalking, dry rot, warping, or termite infestation;
3. Any building, structure, wall or fence on which graffiti has been placed which is visible from a public street;
4. Any premises, building or portions thereof that are unsanitary. Unsanitary conditions shall include, but not be limited to, infestation of insects, vermin or rodents, rubbish, trash or debris maintained in any doorway or vestibule, lack of adequate garbage and rubbish storage and removal facilities, and/or lack of or improper connection to required sewage disposal system;
5. All electrical service to any electrical wiring devices, appliance, or equipment which is found to be dangerous to life or property because they are defective or improperly installed or used;
6. Plumbing which was installed in violation of GMC requirements in effect at the time of installation or which has not been maintained in a sanitary and safe operating condition;
- 7.a. All mechanical systems, materials and appurtenances, both existing and new equipment which were installed in violation of the code edition under which

installed and/or not maintained in proper operating condition in accordance with the original design and in a safe and hazard free condition.

- b. Screening devices used to obstruct the view of such devices which are not maintained in a clean and neat condition;
 - c. Any equipment and/or screening device or part thereof that is defective, broken, damaged, or weathered;
8. Any building or portions thereof which has faulty weather protection which shall include, but not be limited to, deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, parapets, including broken windows or doors, defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective covering, or broken, rotted, split, or buckled exterior wall coverings or roof coverings and damaged or non-functioning drainage structures;
9. Any building, premises or portions thereof, device, apparatus, equipment, combustible waste or vegetation which is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause; or
10. Except as provided in Title 30 of the GMC, the accumulation of weeds, vegetation, junk, abandoned or inoperable motor vehicles, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials or similar materials on a premises or property;
11. Inadequate or inoperative night and security lighting on a premises or property.

70. DECLARATION OF SUBSTANDARD PROPERTY. Whenever the building official or his or her designee(s) finds that a substandard condition(s) exist on any property covered by this code, he or she shall declare the building, structure, and/or premises as substandard and require the owner to complete repairs, removal or clearing of such condition(s) within the time set forth in a notification to the property owner of the substandard conditions. All notices and orders to the property owner shall be issued and recorded pursuant to Chapter 11, Volume V, Glendale Building and Safety Code, 2014.

80. VACANT OR UNOCCUPIED BUILDINGS OR STRUCTURES. Vacant or unoccupied buildings or structures, and the property on which they are constructed, shall be continuously maintained to the standards set forth in this code.

90. PREMISES, GENERALLY. Premises of commercial, commercial/industrial and industrial zoned properties shall be maintained free of dirt, litter and debris.

Entryways, porticos, alcoves and vestibules shall be maintained free of dirt, litter and debris.

Windows and window displays shall be clean. Temporary window signs and display materials as permitted by Title 30 of the GMC which have become faded, torn or in disrepair are prohibited.

Awnings must be in good repair. Awnings which are faded or torn or on which lettering is becoming detached, faded or in poor repair are prohibited.

A violation of Section 90 shall be deemed an infraction punishable as provided in Section 1.20 and 1.24 of the GMC.

100. CONSTRUCTION SITES. Work must proceed in a timely manner pursuant to Chapter 1 Division II Section 105.5, Volume IA of the Glendale Building and Safety Code, 2014.

The accumulation of dirt, litter, debris, and equipment in or on the adjoining street, and/or sidewalk during construction shall be prohibited, unless otherwise permitted pursuant to a City of Glendale permit.

110. SIGNS. All signs and sign structures erected or placed on properties within the Commercial and Manufacturing Zones shall be maintained in a good and safe structural condition, shall be painted on all exterior parts at least as often as required to prevent fading, chipping, peeling and rusting, and shall be maintained in good condition and appearance as specified in Section 30.33 of the GMC.

A violation of Section 110 shall be deemed an infraction punishable as provided in Section 1.20 and 1.24 of the GMC.

120. LANDSCAPING AND IRRIGATION. All planting material and planting beds shall be permanently maintained in a clean, orderly and healthy manner at all times, pursuant to requirements set forth in Title 30 of the GMC. Any landscaping that is not in a healthy or living state shall be replaced. If a landscape plan is part of any City approval, the replacement of such planting material shall be in accordance with the approved landscaping plan. Proposals to modify an approved landscaping plan, which has been in effect for more than two years, may be reviewed and approved by the Director of Community Development, without the necessity of returning to the Design Review Board or other permitting authority. For those commercial or industrial properties within a redevelopment project area, any of the modifications under the

conditions set forth above, may be reviewed and approved by the Director of Community Development.

No landscaping shall be permitted in areas where such landscaping in any way endangers the health, or public safety by creating a traffic hazard, by obstructing vision, or which is detrimental or harmful to the use of surrounding properties.

All irrigation systems shall be maintained in good repair and working condition. Said systems shall be adjusted so as not to spray across or into any sidewalk, driveway, and/or street.

Violation of Section 120 shall be deemed an infraction punishable as provided in section 1.20 and 1.24 of the GMC.

130. PARKWAYS AND PUBLIC RIGHTS-OF-WAY. All sidewalks and parkways located adjacent to and adjoining commercial or industrial properties shall be maintained free of junk, trash, debris, litter, painted or inked survey marks (after the work is completed or work in connection therewith), appliances, furniture, overgrown and unpruned privately owned trees and shrubs, weeds and grass in excess of six (6) inches in height, by the owner or the responsible party in control of such property. Landscaping in parkways shall be permanently maintained in a clean, orderly and healthy manner at all times, pursuant to requirements set forth in Chapter 8.32 of the GMC.

140. PARKING SPACES, LOTS AND STRUCTURES. All parking lots and structures and their surfaces shall be maintained in a clean, and neat condition and in good repair free of junk, trash, debris, litter, weeds, appliances, furniture, and abandoned or inoperable motor vehicles. All drainage structures shall be maintained and operable and free of standing water. All parking stalls shall be clearly identified with paint or

other approved striping materials on the surface of the parking area. All parking lot improvements, including the striping of stalls, appropriate signing and lighting, shall be permanently maintained pursuant to Chapter 30.32 of the GMC.

The following conditions or activities are prohibited:

1. The repair or servicing of any type of vehicles in any parking lot or structure, except as expressly permitted by the GMC;
2. The use of required parking spaces during regular business hours, for storage of commercial or other vehicles, including but not limited to, busses, trailers, recreational vehicles, boats and motor homes, except as otherwise expressly permitted by the GMC, or as incident to the use permitted on the site;
3. Vehicles of any type, parked or stored for sale on any parking lot or vacant parcel except in conjunction with a bona fide vehicle sales agency.

A violation of section 140 shall be deemed an infraction punishable as provided in Section 1.20 and 1.24 of the GMC.

150. LOADING AREAS. All loading areas must be maintained free and clear of junk, trash, debris, appliances, furniture or any other items. Loading areas shall be maintained in a clean and neat condition, free of any refuse that might attract or harbor rodents, vermin and/or insects.

160. OUTSIDE STORAGE AREAS. Except as provided in Title 30 of the GMC, there shall be no outside storage of tools, equipment, supplies, materials or merchandise at any time in any commercial or commercial/industrial zoning district. Temporary sheds, tents, awnings and the like are prohibited.

170. REFUSE CONTAINERS AND STORAGE AREAS. Refuse storage containers and enclosures shall be maintained in the following manner:

1. All refuse and refuse containers shall be stored within an approved storage area or within an enclosed building;
2. All refuse storage areas shall be maintained in a clean and neat manner and refuse shall not project above the height of said enclosure; and
3. All refuse storage areas shall be readily accessible to the users they serve as well as for collection operations.
4. All refuse containers shall be maintained so as to be free of graffiti. All refuse containers shall be securely covered, maintained in good repair, with no jagged or torn metal, and sealed so as not to leak liquid waste.

180. UNIMPROVED PROPERTY. Unimproved real property in any commercial, commercial/industrial or industrial zoning district shall be maintained in such a manner so as to not be a detriment to other nearby properties and not adversely affect the public's health, safety and welfare. Unimproved property shall be maintained in a clean and neat manner free of junk, trash, debris, litter, abandoned or inoperable vehicles, stagnant water, abandoned excavations, appliances and furniture, vegetation that is not in a healthy or living state and overgrown vegetation. Living vegetation shall be maintained so as not to exceed an overall height of six (6) inches except for trees and shrubs that are exempt from this requirement. Vehicles of any type shall not be parked or stored for sale on any parking lot or vacant or unimproved parcel except in conjunction with a bona fide vehicle sales agency.

190. ALTERNATIVE ACTIONS AVAILABLE. Nothing in this code shall be deemed to prevent the City from beginning a civil, criminal and/or administrative proceeding to abate the public nuisance or from pursuing the above remedies individually or collectively or pursuing any other means available to the City under the provisions of applicable ordinances or State law or as alternatives to or in conjunction with the proceedings herein set forth.

200. VIOLATIONS. Unless otherwise stated, the owner or other entity having charge or control of any structure or real property located in a commercial or industrial zoning district who maintains such structure or real property in violation of the provisions of this article is guilty of a misdemeanor.

VOLUME IX. GREEN BUILDING STANDARDS

SECTION IX-1. Volume IX of the Glendale Building and Safety Code, 2014, is amended as hereinafter provided.

SECTION IX-2. Section 301.1 of Volume IX of the Glendale Building and Safety Code, 2014, is hereby amended to read as follows:

301.1 Scope. Buildings and structures shall be designed to include the green building measures specified as mandatory in this code. Voluntary green building measures are also included in this code and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

SECTION IX-3. Section 4.106.4 of Volume IX of the Glendale Building and Safety Code, 2014, is hereby added to read as follows:

4.106.4 Water permeable surfaces. Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following.

Not less than 20 percent of the total on-grade, residential uncovered parking, walking or patio surfaces shall be permeable.

Exceptions:

1. The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface.

2. Required accessible routes for persons with disabilities as required by California Code of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.

SECTION IX-4. Section 4.202 of Volume IX of the Glendale Building and Safety Code, 2014, is hereby reserved:

SECTION 4.202

DEFINITIONS

(Reserved)

SECTION IX-5. Section 4.203 of Volume IX of the Glendale Building and Safety Code, 2014, is hereby added to read as follows:

SECTION 4.203

BUILDING ENVELOPE

4.203.1 Radiant roof barriers. Radiant roof barriers shall be installed in concealed construction spaces located between the building roof sheathing and a permanently installed ceiling in all new and affected portions of existing and altered buildings. The radiant barrier must be tested according to ASTM C-1371-98 or ASTM E 408-71(2002) and must be certified by the Department of Consumer Affairs. Radiant barriers must also meet installation criteria specified in Section RA4.2.2 of the California Energy Commission Residential Appendices.

SECTION IX-6. Section 4.204 of Volume IX of the Glendale Building and Safety Code, 2014, is hereby added to read as follows:

SECTION 4.204

RENEWABLE ENERGY

4.204.1 Space for future solar installation. A minimum of 250 square feet of unobstructed roof area facing within 30° of south is provided for future solar collector or photovoltaic panels. Rough-in penetrations through the roof surface within 24 inches (610 mm) of the boundary of the unobstructed roof area are provided for electrical conduit and water piping.

Exceptions:

1. For roofs with an area of less than 1000 square feet, the unobstructed space may be reduced to 25% of the roof area.
2. Buildings designed and constructed with a solar photovoltaic system or an alternate system with means of generating electricity at time of final inspection are exempt from this requirement.
3. Where it is not feasible to provide one contiguous area due to the roof configuration, two unobstructed roof areas with a minimum combined area of 250 square feet may be provided.
4. Buildings designed with a green roof making it unfeasible to provide this area are exempt from this requirement.

4.204.2 Future access for solar system. A minimum one-inch (25.4 mm) electrical conduit is provided from the electrical service equipment to an accessible location in the attic or other location approved by the enforcing agency.

SECTION IX-7. Section 4.509 Volume IX of the Glendale Building and Safety Code, 2014, is hereby added to read as follows:

SECTION 4.509

NATURAL LIGHT AND VENTILATION

4.509.1 Natural light. The minimum net glazed area shall not be less than 10 percent of the floor area of the room served.

4.509.2 Natural ventilation. The minimum openable area to the outdoors shall be 5 percent of the floor area being ventilated.

SECTION IX-8. Section 5.202 of Volume IX of the Glendale Building and Safety Code, 2014, is hereby reserved:

SECTION 5.202

DEFINITIONS

(Reserved)

SECTION IX-9. Section 5.203 of Volume IX of the Glendale Building and Safety Code, 2014, is hereby added to read as follows:

SECTION 5.203

BUILDING ENVELOPE

5.203.1 Radiant roof barriers. Radiant roof barrier shall be installed in concealed construction spaces located between the building roof sheathing and a permanently installed ceiling in all new and affected portions of existing and altered buildings. The radiant barrier must be tested according to ASTM C-1371-98 or ASTM E 408-71(2002) and must be certified by the Department of Consumer Affairs.

SECTION IX-10. Section 5.204 of Volume IX of the Glendale Building and Safety Code, 2014, is hereby added to read as follows:

SECTION 5.204

RENEWABLE ENERGY

5.204.1 Prewiring for future solar. Install conduit from the building roof or eave to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter.

5.204.1.1 Off-grid prewiring for future solar. If battery storage is anticipated, conduit should run to a location within the building that is stable, weather-proof, insulated against very hot and very cold weather and isolated from occupied spaces.

Passed by four-fifths (4/5^{ths}) vote of the Council of the City of Glendale on the

19th day of November, 2013.

ATTEST:

City Clerk

Mayor

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF GLENDALE)


I, ARDASHES KASSAKHIAN, City Clerk of the City of Glendale, certify that the foregoing Ordinance No. 5813 was passed by a four-fifths (4/5^{ths}) vote of the Council of the City of Glendale, California, at a regular meeting held on the 19th day of November, 2013, and that the same was passed by the following vote:

Ayes: Friedman, Najarian, Quintero, Sinanyan, Weaver

Noes: None

Abstain: None

Absent: None


City Clerk

APPROVED AS TO FORM



City Attorney
DATE 11/12/17